2 WEST VOWS WALK

Kirkcaldy, Fife, KY1 1RX

RETTIE

Stylish and sophisticated family living within a statement home in the sought-after residential pocket of Seafield, Kirkcaldy, with a garden made for entertaining and glimpses of the Forth from the first floor.

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Accommodation

Ground Floor

Entrance Vestibule, Hall, open-plan Kitchen/Living Room and Utility, Dining Room/Bedroom 5, Home Cinema/Games Room, Study, and Cloakroom WC

First Floor

Landing; Sitting room with balcony, principal bedroom with en-suite shower room, two further bedrooms, dressing room/bedroom, family bathroom.

Exterior

Generous corner plot with:

Home Gym in Composite Studio.

Professionally landscaped, stylish family garden with multiple areas for alfresco living and entertaining, all planted for year-round colour and interest.

Garden store/workshop and bike store.

Smart paved driveway providing parking space for four vehicles.

Approximate Gross Internal Floor Area (GIA):
House - 233 sq m (2,512 sq ft).
House & Gym - 264 sq m (2,844 sq ft).

Kirkcaldy Railway Station 2 miles (3 km);
Edinburgh Airport 24 miles (38 km); Edinburgh City Centre 26 miles (42 km); and St Andrews 26 miles (42 km).
All distances are approximate.

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Situation

West Vows Walk lies in the sought-after coastal area of Seafield on Kirkcaldy's southern periphery, with a path leading from Craigfoot Walk onto the beach and the Fife Coastal Path. Forming part of the iconic, some 117 mile coastal route from Kincardine to Newburgh, Seafield Beach has a scenic outlook across the Firth of Forth, with views of East Lothian's Bass Rock and out to the North Sea. Lying on the fringe of Kirkcaldy, West Vows Walk balances the attractions of a coastal location and easy access to picturesque countryside with close proximity to town centre amenities.

Kirkcaldy, a former Royal Burgh, is fondly known as "the lang toun" for its four-mile long main street. It is a well-serviced town, with a range of shops, restaurants and services, alongside the Adam Smith Theatre, Kirkcaldy Galleries, the esplanade, and the green spaces of Beveridge Park. There is a popular Farmers Market held on the last Saturday of every month, while every April the historic Links Market comes to town with over 200 rides and attractions.

Kirkcaldy is also an ideal base for exploring the characterful fishing villages that make up this scenic part of Scotland, including Anstruther, St Monans, Crail and Pittenweem. There are world-renowned golf courses to enjoy, including the 18-hole club in Kirkcaldy, the last designed by Old Tom Morris in 1904; Dunnikier Park Golf Club; and The Old Course at St Andrews. Cluny Activities to the north west is home to extraordinary experiences such as archery, clay shooting, and golf.

There are several local primary and secondary schools in Kirkcaldy, including Balwearie Secondary School. The town is also within commutable reach of several independent schools, including St Leonards in St Andrews, The High School of Dundee, and many of Edinburgh's leading private schools.
The A92 gives quick access to the M90 and the Queensferry Crossing. Kirkcaldy Railway Station is on the main East Coast line and the Fife Circle line, offering commuter services to Edinburgh Waverley and Dundee, as well as direct trains to London Kings Cross, to name but a few.

General Description

2 West Vows Walk is a superb, detached family home, offering spacious and impeccably presented accommodation, appointed for luxury and comfort. Extending to more than 2,500 sq ft, the property has been iteratively upgraded, with an eye for detail and quality, creating an impressive two-storey house, accompanied by a beautiful, landscaped garden and stylish studio.

On approach, 2 West Vows Walk impresses a genuine sense of arrival. Finished with a timeless combination of harling and stone cladding under a pitched, tiled roof, its façade is set apart by a balcony with contemporary glass balustrading and set beyond a smart paved driveway with a broad dropped kerb. The house occupies a generous corner plot that envelopes it on all sides, and the driveway provides ample parking for four vehicles. Pedestrian gates to either side of the house lead to the garden.

Internally, the well-formed accommodation showcases a design-led kitchen/dining room and a home cinema/games room, both with direct access to the garden, as well as a statement first-floor sitting room, positioned to allow for maximal enjoyment of the views towards the Firth of Forth. The tastefully curated interior comprises a catalogue of quality finishes and fixtures, including Amtico flooring and plush carpeting, contemporary internal doors, handsome coving and skirting boards, bespoke joinery, and a Morso wood-burning stove.

GROUND FLOOR

Beyond the threshold, the main door opens into a welcoming entrance vestibule, smartly decorated with heritage-style floor tiling and a glass-panelled door inviting into the main hall. The main hall creates a natural circulation to the home and is timelessly finished with Amtico flooring, featuring an edged herringbone design set around a star medallion motif, as well as a handsome staircase with turned newel posts, balustrading, and a bull-nose curtail step, which rises past a tall, arched window behind the stairwell to the first-floor landing.

The bespoke kitchen stylishly juxtaposes white handleless cabinetry and a long island with a TBC worksurface and waterfall edge against a full-height wall of matt black units trimmed in brushed steel. Enhanced by ambient, discreet LED lighting, downlighting, and a coffee station with a smoked-glass splashback, the kitchen is of unmistakable quality and successfully balances aesthetic appeal with technical performance, equipped with two Bosch ovens and an induction hob, an integrated sink with pull-out spray tap, and ergonomic storage concealed behind soft-close cabinets and drawers. The island extends into a double-sided, four-cover breakfast bar, which is ideal for sociable dining, and there is space for occasional lounge furniture below a media wall. Sliding glass doors invite out onto a tiled patio terrace in the garden.

A utility area seamlessly integrates within the kitchen leading to a glazed door to the side of the house and appointed with a sink with a boiling hot water tap and a wall of units designed to house a vertical stack of white goods and a discreet washing basket.

The formal dining room, to the front, is a well-proportioned space with a large window dressed in plantation shutters and the same herringbone flooring as the hall. The versatile space neighbours a smartly-presented cloakroom and can easily be imagined as a family room or ground floor double bedroom.

The cinema/games room is a particular highlight of the property: a multi-purpose space, with both a spacious lounge and room for a games table and a study area. The end wall has been painted to optimise it for use as a cinema screen, with discreet housing for a projector hanging from the ceiling. A Morsø wood-burning stove stands in one corner and lends atmosphere to room, while bi-folding doors open to the garden, and a run of four windows to the front are dressed in plantation shutters. Large-format stone-effect floor tiles, recessed lighting and a vertical radiator complete the room.

FIRST FLOOR

At the top of the stairs, double doors open to a sumptuous sitting room, with dual-aspect windows encased by classic shutters and plush carpeting. A feature media wall, with display alcoves and a convincing electric stove framing a recess for flat-screen TV. The room opens onto a balcony with a frameless glass balustrade and composite decking. From here the outlook runs over West Vows Walk and neighbouring rooftops to the Firth of Forth.
The principal bedroom suite is generously proportioned and has twin windows fitted with shutters, a contemporary column radiator and cornicing. The en-suite is finished in white marble-effect tiling, matt black fittings, a shower enclosure with rainfall head and a sliding glass door, a wall-hung WC with concealed cistern, a floating vanity unit with a wash hand basin, and a heated towel rail.

There are two further double bedrooms, both with built-in wardrobes. The fourth bedroom is another well-proportioned double room which is currently utilised as a dressing room. Alongside its own built-in mirrored wardrobe and two vertical radiators, the room has a free-standing, ergonomic open-concept wardrobe system, with integrated lighting, glass-fronted drawers and open shoe shelving, which is not included in the sale but may be made available by way of additional negotiation.

The luxurious family bathroom takes a warmer palette, in blonde stone-effect tiling. It has a freestanding bath with floor-standing filler and hand shower, a separate walk-in shower with glass screen and rainfall head, a wall-hung basin and a back-to-wall WC with concealed cistern.

GARDEN AND OUTBUILDINGS

To the front, a lawn with mature planting sits beside a broad paved driveway with parking for four cars and an electric vehicle charging point (TBC). Timber gates give access to either side of the house.

The rear garden has been landscaped with real care and is arranged as a sequence of distinct spaces rather than a single open plot. Sliding doors from the kitchen step down onto a sunken seating terrace, enclosed by slate-grey walls whose copes are lined with integrated LED lighting. It is sheltered, sociable and as inviting after dark as by day. Around it, an artificial lawn runs to fenced boundaries, edged with colourfully planted borders, with bollard lighting to accent the planting. Ornamental trees, including several with distinctive braided trunks, and a productive apple tree add height, structure, and character.

In the corner of the garden stands a Scandinavian-style grill house, painted grey beneath a shingled roof and chimney. Inside, bench seating runs around a central fire pit with a suspended hood and adjustable grills, with lighting around the eaves. It is a space made for long evenings in any season
Large-format paving leads along the side of the house to a screened corner, also reached through glazed doors from the cinema room, where a timber pergola with a shingled roof currently houses a hot tub. There is also a glass greenhouse which will be removed by the current owners.

The principal outbuilding is a contemporary garden pavilion in grey composite cladding, with a deep overhang set with downlights. A fully glazed frontage with French doors opens onto a composite deck laid on the diagonal. Inside, a large lightwell, recessed lighting, electric heaters and power make it work as a home gym, which is how it is currently arranged. It would serve just as well as a studio or home office. Along the side return of the house, there is a practical timber outbuilding, which provides a remarkable volume of storage. It is divided into a garden store/workshop and a bike store.

GENERAL REMARKS AND INFORMATION

Viewing
Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation
The property's postcode is KY1 1RX.

Fixtures and Fittings
Only items specifically mentioned in the sales particulars are included in the sale price.The hot tub may be made available by way of additional negotiation.

Entry & Possession
Entry and vacant possession will be by mutual agreement and arrangement.

Services

Mains water, gas, electricity, and sewerage.

Council Tax Band
G

EPC Rating
C

Particulars and Plans
These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Offers
Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Servitude Rights, Burdens & Wayleaves
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

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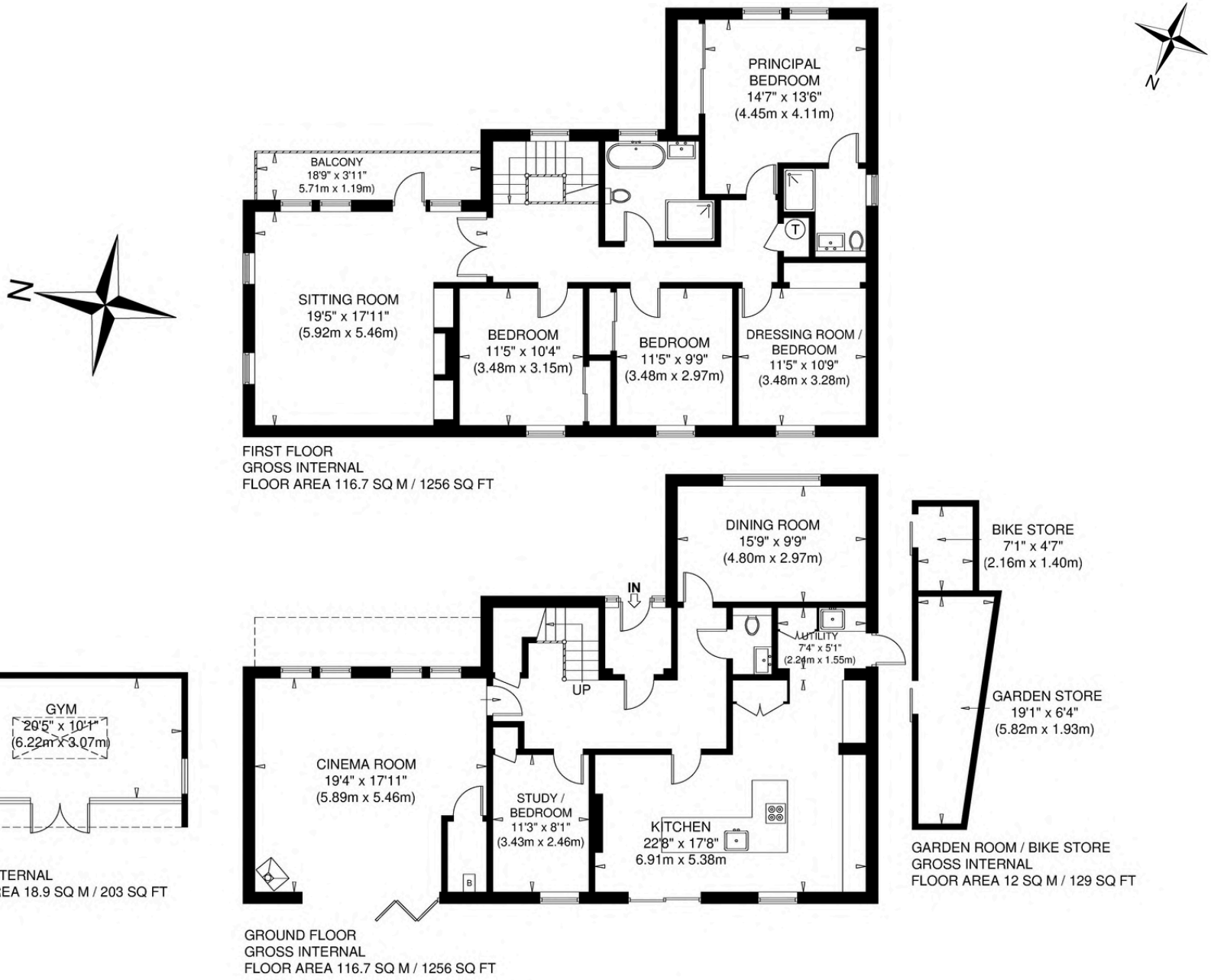

WEST VOWS WALK
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 233.4 SQ M / 2512 SQ FT
GYM / GARDEN ROOM / BIKE STORE = 30.9 SQ M / 332 SQ FT
TOTAL = 264.3 SQ M / 2844 SQ FT

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available on request.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

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